



Lawrence Avenue, Rustington Littlehampton BN16 3HX

welcome to

Lawrence Avenue, Rustington Littlehampton

This beautifully presented family home is situated in a popular residential area of Rustington and has been thoughtfully extended to provide generous living space throughout. The entrance hall leads into a bright and airy lounge/dining area with dual aspect windows, a working wood burner, and patio doors opening onto the rear garden.

The recently fitted kitchen features sleek high-gloss cabinetry and integrated appliances, offering both style and practicality. A downstairs cloakroom adds further convenience.

Upstairs, the property offers three bedrooms—two doubles and a single—alongside a modern family bathroom and a separate WC. Outside, the west-facing garden is designed for low maintenance and includes a large workshop/shed and side access.

The home benefits from an efficient source-pumped heating system and is ideally located for easy access to Rustington village, local schools, and public transport.

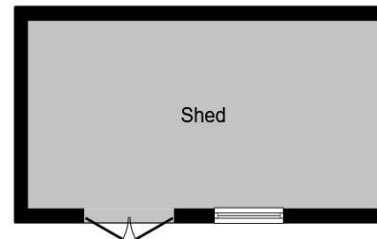




Ground Floor



First Floor



Outbuilding

Lounge

19' 11" x 12' 5" (6.07m x 3.78m)

Dining Room

11' 5" x 9' 11" (3.48m x 3.02m)

Kitchen

15' 7" x 9' 7" (4.75m x 2.92m)

Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m)

Bedroom 2

12' 5" x 8' 11" (3.78m x 2.72m)

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m)

Total floor area 122.3 m² (1,316 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

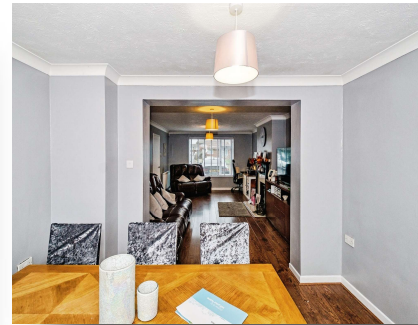
Lawrence Avenue, Rustington Littlehampton

- Extended family home in a sought-after location
- Spacious lounge/dining area
- Seperate kitchen
- Downstairs cloakroom for added convenience
- Three well-proportioned bedrooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
WWO107735 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01903 503906



WestWorthing@fox-and-sons.co.uk



21C Goring Road, Goring-By-Sea, WORTHING,
West Sussex, BN12 4AP



fox-and-sons.co.uk